

**SCHEDULE A
OFFERING PRICES AND RELATED INFORMATION**

The Oculus Condominium
50 West 15th Street
New York, NY 10011

First Year of Condominium Operation
Estimated to be July 1, 2008 to June 30, 2009

Unit Number	Approx. Area	Bdrms/ Baths	Alcove / Balcony / Terrace / Roof Terrace		Total Sq. Ft.	Purchase Price	Percentage Interest in the Common Elements	Estimated Common Charges for 1st Year		Estimated Real Estate Taxes for 1st Year Without 421A		Estimated Real Estate Taxes for 1st Year With 421A		Total Estimated Carrying Charges for 1st Year Without 421A (Common Charges and Real Estate Taxes)		Total Estimated Carrying Charges for 1st Year With 421A (Common Charges and Real Estate Taxes)		
			Monthly	Annual				Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual			
1	1A	1,220	1/1.5	555	T	1,775	\$ 1,115,000	2.06%	\$ 1,726.58	\$ 20,718.97	\$ 1,293.89	\$ 15,526.67	\$ 187.50	\$ 2,250.04	\$ 3,020.47	\$ 36,245.64	\$ 1,914.08	\$ 22,969.01
2	1B	1,036	1/2/Den		Super	1,036	\$ 400,000	1.74%	\$ -	\$ -	\$ 1,092.90	\$ 13,114.76	\$ 158.38	\$ 1,900.52	\$ 1,092.90	\$ 13,114.76	\$ 158.38	\$ 1,900.52
3	1C	1,061	1/2/Den			1,061	\$ 1,010,000	1.79%	\$ 1,032.06	\$ 12,384.69	\$ 1,124.30	\$ 13,491.62	\$ 162.93	\$ 1,955.13	\$ 2,156.36	\$ 25,876.32	\$ 1,194.98	\$ 14,339.82
4	1D	2,428	3/2.5+5/Den	1,045	T	3,473	\$ 2,535,000	4.10%	\$ 3,378.26	\$ 40,539.15	\$ 2,575.22	\$ 30,902.60	\$ 373.19	\$ 4,478.23	\$ 5,953.48	\$ 71,441.75	\$ 3,751.45	\$ 45,017.37
5	1E	1,613	1/1.5+5/Den	677	T	2,290	\$ 1,520,000	2.73%	\$ 2,227.53	\$ 26,730.39	\$ 1,714.72	\$ 20,576.61	\$ 248.49	\$ 2,981.84	\$ 3,942.25	\$ 47,307.00	\$ 2,476.02	\$ 29,712.23
6	2A	624	Studio/1			624	\$ 680,000	1.05%	\$ 606.98	\$ 7,283.74	\$ 659.51	\$ 7,914.08	\$ 95.57	\$ 1,146.86	\$ 1,266.49	\$ 15,197.82	\$ 702.55	\$ 8,430.60
7	2B	1,068	1/2		A	1,068	\$ 1,165,000	1.80%	\$ 1,038.87	\$ 12,466.40	\$ 1,130.58	\$ 13,567.00	\$ 163.84	\$ 1,966.05	\$ 2,169.45	\$ 26,033.40	\$ 1,202.70	\$ 14,432.45
8	2C	1,549	3/3			1,549	\$ 1,935,000	2.62%	\$ 1,506.75	\$ 18,080.95	\$ 1,645.63	\$ 19,747.52	\$ 238.47	\$ 2,861.70	\$ 3,152.37	\$ 37,828.47	\$ 1,745.22	\$ 20,942.64
9	2D	1,769	3/2.5			1,769	\$ 2,000,000	2.99%	\$ 1,720.74	\$ 20,648.93	\$ 1,878.02	\$ 22,536.29	\$ 272.15	\$ 3,265.83	\$ 3,598.77	\$ 43,185.22	\$ 1,992.90	\$ 23,914.76
10	2E	1,265	2/2			1,265	\$ 1,510,000	2.14%	\$ 1,230.49	\$ 14,765.91	\$ 1,344.14	\$ 16,129.65	\$ 194.78	\$ 2,337.42	\$ 2,574.63	\$ 30,895.57	\$ 1,425.28	\$ 17,103.33
11	3A	624	Studio/1			624	\$ 710,000	1.05%	\$ 606.98	\$ 7,283.74	\$ 659.51	\$ 7,914.08	\$ 95.57	\$ 1,146.86	\$ 1,266.49	\$ 15,197.82	\$ 702.55	\$ 8,430.60
12	3B	1,068	1/2		A	1,068	\$ 1,170,000	1.80%	\$ 1,038.87	\$ 12,466.40	\$ 1,130.58	\$ 13,567.00	\$ 163.84	\$ 1,966.05	\$ 2,169.45	\$ 26,033.40	\$ 1,202.70	\$ 14,432.45
13	3C	1,549	3/3			1,549	\$ 1,965,000	2.62%	\$ 1,506.75	\$ 18,080.95	\$ 1,645.63	\$ 19,747.52	\$ 238.47	\$ 2,861.70	\$ 3,152.37	\$ 37,828.47	\$ 1,745.22	\$ 20,942.64
14	3D	1,769	3/2.5	84	B	1,853	\$ 2,025,000	2.99%	\$ 1,802.45	\$ 21,629.44	\$ 1,878.02	\$ 22,536.29	\$ 272.15	\$ 3,265.83	\$ 3,680.48	\$ 44,165.73	\$ 2,074.61	\$ 24,895.27
15	3E	1,265	2/2	84	B	1,349	\$ 1,535,000	2.14%	\$ 1,312.20	\$ 15,746.42	\$ 1,344.14	\$ 16,129.65	\$ 194.78	\$ 2,337.42	\$ 2,656.34	\$ 31,876.07	\$ 1,506.99	\$ 18,083.83
16	4A	624	Studio/1			624	\$ 745,000	1.05%	\$ 606.98	\$ 7,283.74	\$ 659.51	\$ 7,914.08	\$ 95.57	\$ 1,146.86	\$ 1,266.49	\$ 15,197.82	\$ 702.55	\$ 8,430.60
17	4B	1,068	1/2		A	1,068	\$ 1,220,000	1.80%	\$ 1,038.87	\$ 12,466.40	\$ 1,130.58	\$ 13,567.00	\$ 163.84	\$ 1,966.05	\$ 2,169.45	\$ 26,033.40	\$ 1,202.70	\$ 14,432.45
18	4C	1,549	3/3			1,549	\$ 1,995,000	2.62%	\$ 1,506.75	\$ 18,080.95	\$ 1,645.63	\$ 19,747.52	\$ 238.47	\$ 2,861.70	\$ 3,152.37	\$ 37,828.47	\$ 1,745.22	\$ 20,942.64
19	4D	1,769	3/2.5	84	B	1,853	\$ 2,045,000	2.99%	\$ 1,802.45	\$ 21,629.44	\$ 1,878.02	\$ 22,536.29	\$ 272.15	\$ 3,265.83	\$ 3,680.48	\$ 44,165.73	\$ 2,074.61	\$ 24,895.27
20	4E	1,265	2/2	84	B	1,349	\$ 1,565,000	2.14%	\$ 1,312.20	\$ 15,746.42	\$ 1,344.14	\$ 16,129.65	\$ 194.78	\$ 2,337.42	\$ 2,656.34	\$ 31,876.07	\$ 1,506.99	\$ 18,083.83
21	5A	624	Studio/1			624	\$ 780,000	1.05%	\$ 606.98	\$ 7,283.74	\$ 659.51	\$ 7,914.08	\$ 95.57	\$ 1,146.86	\$ 1,266.49	\$ 15,197.82	\$ 702.55	\$ 8,430.60
22	5B	1,068	1/2		A	1,068	\$ 1,245,000	1.80%	\$ 1,038.87	\$ 12,466.40	\$ 1,130.58	\$ 13,567.00	\$ 163.84	\$ 1,966.05	\$ 2,169.45	\$ 26,033.40	\$ 1,202.70	\$ 14,432.45
23	5C	1,549	3/3			1,549	\$ 2,025,000	2.62%	\$ 1,506.75	\$ 18,080.95	\$ 1,645.63	\$ 19,747.52	\$ 238.47	\$ 2,861.70	\$ 3,152.37	\$ 37,828.47	\$ 1,745.22	\$ 20,942.64
24	5D	1,769	3/2.5	84	B	1,853	\$ 2,085,000	2.99%	\$ 1,802.45	\$ 21,629.44	\$ 1,878.02	\$ 22,536.29	\$ 272.15	\$ 3,265.83	\$ 3,680.48	\$ 44,165.73	\$ 2,074.61	\$ 24,895.27
25	5E	1,265	2/2	84	B	1,349	\$ 1,610,000	2.14%	\$ 1,312.20	\$ 15,746.42	\$ 1,344.14	\$ 16,129.65	\$ 194.78	\$ 2,337.42	\$ 2,656.34	\$ 31,876.07	\$ 1,506.99	\$ 18,083.83
26	6A	624	Studio/1			624	\$ 810,000	1.05%	\$ 606.98	\$ 7,283.74	\$ 659.51	\$ 7,914.08	\$ 95.57	\$ 1,146.86	\$ 1,266.49	\$ 15,197.82	\$ 702.55	\$ 8,430.60
27	6B	1,068	1/2		A	1,068	\$ 1,265,000	1.80%	\$ 1,038.87	\$ 12,466.40	\$ 1,130.58	\$ 13,567.00	\$ 163.84	\$ 1,966.05	\$ 2,169.45	\$ 26,033.40	\$ 1,202.70	\$ 14,432.45
28	6C	1,549	3/3			1,549	\$ 2,065,000	2.62%	\$ 1,506.75	\$ 18,080.95	\$ 1,645.63	\$ 19,747.52	\$ 238.47	\$ 2,861.70	\$ 3,152.37	\$ 37,828.47	\$ 1,745.22	\$ 20,942.64
29	6D	1,769	3/2.5	84	B	1,853	\$ 2,110,000	2.99%	\$ 1,802.45	\$ 21,629.44	\$ 1,878.02	\$ 22,536.29	\$ 272.15	\$ 3,265.83	\$ 3,680.48	\$ 44,165.73	\$ 2,074.61	\$ 24,895.27
30	6E	1,265	2/2	84	B	1,349	\$ 1,650,000	2.14%	\$ 1,312.20	\$ 15,746.42	\$ 1,344.14	\$ 16,129.65	\$ 194.78	\$ 2,337.42	\$ 2,656.34	\$ 31,876.07	\$ 1,506.99	\$ 18,083.83
31	7A	624	Studio/1			624	\$ 800,000	1.05%	\$ 606.98	\$ 7,283.74	\$ 659.51	\$ 7,914.08	\$ 95.57	\$ 1,146.86	\$ 1,266.49	\$ 15,197.82	\$ 702.55	\$ 8,430.60
32	7B	1,055	1/2		A	1,055	\$ 1,265,000	1.78%	\$ 1,026.22	\$ 12,314.66	\$ 1,118.02	\$ 13,416.25	\$ 162.02	\$ 1,944.21	\$ 2,144.24	\$ 25,730.91	\$ 1,188.24	\$ 14,258.86
33	7C	1,546	3/3			1,546	\$ 2,060,000	2.61%	\$ 1,503.83	\$ 18,045.93	\$ 1,639.35	\$ 19,672.14	\$ 237.56	\$ 2,850.77	\$ 3,143.17	\$ 37,718.08	\$ 1,741.39	\$ 20,896.70
34	7D	1,769	3/2.5	84	B	1,853	\$ 2,155,000	2.99%	\$ 1,802.45	\$ 21,629.44	\$ 1,878.02	\$ 22,536.29	\$ 272.15	\$ 3,265.83	\$ 3,680.48	\$ 44,165.73	\$ 2,074.61	\$ 24,895.27
35	7E	1,265	2/2	84	B	1,349	\$ 1,645,000	2.14%	\$ 1,312.20	\$ 15,746.42	\$ 1,344.14	\$ 16,129.65	\$ 194.78	\$ 2,337.42	\$ 2,656.34	\$ 31,876.07	\$ 1,506.99	\$ 18,083.83
36	8A	1,181	2/2	317	T	1,498	\$ 1,670,000	2.00%	\$ 1,457.14	\$ 17,485.64	\$ 1,256.20	\$ 15,074.44	\$ 182.04	\$ 2,184.50	\$ 2,713.34	\$ 32,560.08	\$ 1,639.18	\$ 19,670.14
37	8B	1,229	2/2	107	T	1,336	\$ 1,685,000	2.08%	\$ 1,299.56	\$ 15,594.67	\$ 1,306.45	\$ 15,677.42	\$ 189.32	\$ 2,271.88	\$ 2,606.01	\$ 31,272.09	\$ 1,488.88	\$ 17,866.55
38	8C	678	Studio/1	466	T	1,144	\$ 940,000	1.15%	\$ 1,112.79	\$ 13,353.52	\$ 722.32	\$ 8,667.80	\$ 104.67	\$ 1,256.09	\$ 1,835.11	\$ 22,021.33	\$ 1,217.47	\$ 14,609.61
39	8D	1,611	3/2.5	753	2T	2,364	\$ 2,520,000	2.72%	\$ 2,299.51	\$ 27,594.17	\$ 1,708.44	\$ 20,501.24	\$ 247.58	\$ 2,970.92	\$ 4,007.95	\$ 48,095.41	\$ 2,547.09	\$ 30,565.09
40	9A	1,181	2/2			1,181	\$ 1,630,000	2.00%	\$ 1,148.78	\$ 13,785.41	\$ 1,256.20	\$ 15,074.44	\$ 182.04	\$ 2,184.50	\$ 2,404.99	\$ 28,859.85	\$ 1,330.83	\$ 15,969.91
41	9B	1,229	2/2			1,229	\$ 1,680,000	2.08%	\$ 1,195.47	\$ 14,345.70	\$ 1,306.45	\$ 15,677.42	\$ 189.32	\$ 2,271.88	\$ 2,501.93	\$ 30,023.12	\$ 1,384.80	\$ 16,617.58
42	9C	678	Studio/1			678	\$ 850,000	1.15%	\$ 659.51	\$ 7,914.06	\$ 722.32	\$ 8,667.80	\$ 104.67	\$ 1,256.09	\$ 1,381.82	\$ 16,581.87	\$ 764.18	\$ 9,170.15
43	9D	1,611	3/2.5			1,611	\$ 2,310,000	2.72%	\$ 1,567.05	\$ 18,804.65	\$ 1,708.44	\$ 20,501.24	\$ 247.58	\$ 2,970.92	\$ 3,275.49	\$ 39,305.89	\$ 1,814.63	\$ 21,775.57
44	PH A	1,285	2/2	974	RT	2,259	\$ 1,990,000	2.17%	\$ 2,197.38	\$ 26,368.54	\$ 1,362.98	\$ 16,355.77	\$ 197.52	\$ 2,370.18	\$ 3,560.36	\$ 42,724.31	\$ 2,394.89	\$ 28,738.72
45	PH B	999	1/1.5	202	T	1,201	\$ 1,465,000	1.69%	\$ 1,168.24	\$ 14,018.86	\$ 1,061.49	\$ 12,737.90	\$ 153.83	\$ 1,845.90	\$ 2,229.73	\$ 26,576.77	\$ 1,322.06	\$ 15,864.77
46	PH C	751	Studio/1	856	RT	1,607	\$ 1,070,000	1.27%	\$ 1,563.16	\$ 18,757.96	\$ 797.69	\$ 9,572.27	\$ 115.60	\$ 1,387.16	\$ 2,360.85	\$ 28,330.23	\$ 1,678.76	\$ 20,145.12
47	PH D	1,750	3/2.5	654	RT	2,404	\$ 2,770,000	2.96%	\$ 2,338.42	\$ 28,061.07	\$ 1,859.18	\$ 22,310.17	\$ 269.42	\$ 3,233.06	\$ 4,197.60	\$ 50,371.25	\$ 2,607.84	\$ 31,294.13
	Total	59,175		7,446		66,621	\$ 72,995,000	99.98%	\$ 63,795.95	\$ 765,551.38	\$ 62,810.17	\$ 753,722.00	\$ 9,102.08	\$ 109,225.00	\$ 126,593.55	\$ 1,519,122.64	\$ 72,896.21	\$ 874,754.54

Notes

1. The amounts for the common charges for the Superintendent's Unit (Unit 1B), have been listed as \$0.00 as such unit's common charges are included in the Condominium Unit Owners' common charges on a pro rata basis. These charges are detailed in the Condominium Association's Budget (See Schedule B).